

ORDINANCE NO. 020207-16

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 2314 EAST 7TH STREET IN THE CENTRAL EAST AUSTIN NEIGHBORHOOD PLAN AREA FROM LIMITED INDUSTRIAL SERVICES (LI) DISTRICT TO GENERAL COMMERCIAL SERVICES-MIXED USE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (CS-MU-CO-NP) COMBINING DISTRICT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from limited industrial services (LI) district to general commercial services-mixed use-conditional overlay-neighborhood plan (CS-MU-CO-NP) combining district on the property described in File C14-01-0148.004, as follows:

A tract of land located at 2314 East 7th Street in the Central East Austin Neighborhood Plan area in the City of Austin, Travis County, Texas, (the "Property") and generally identified in the map attached as Exhibit "A".

PART 2. The Property may be developed as a neighborhood mixed use building special use as set forth in Sections 25-2-1502 through 25-2-1504 of the Code.

PART 3. The Property may be developed as a neighborhood urban center special use as set forth in Section 25-2-1521 through Section 25-2-1524 of the Code.

PART 4. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

1. The following uses are prohibited uses of the Property:

Drop-off recycling collection facility	Equipment sales
Equipment repair services	Campground
Vehicle storage	Laundry service

2. The following uses are conditional uses of the Property:

Commercial off-street parking
Building maintenance services
Kennels
Limited warehousing and distribution

Communication service facilities
Convenience storage
Construction sales and services

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the general commercial services (CS) base district and other applicable requirements of the City Code.

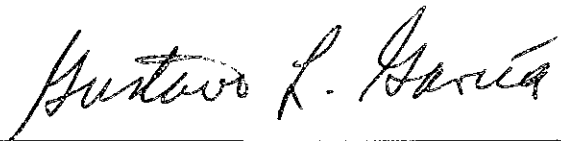
PART 5. The Council waives the requirements of Section 2-2-3, 2-2-5, and 2-2-7 of the City Code for this ordinance.

PART 6. This ordinance takes effect on February 18, 2002.

PASSED AND APPROVED

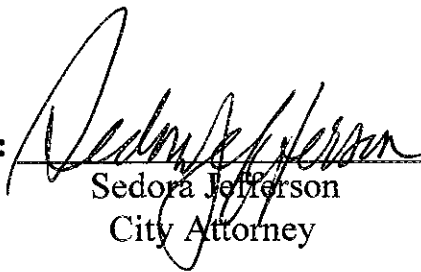
February 7, 2002

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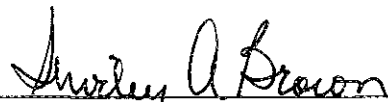
Gustavo L. Garcia
Mayor

APPROVED:

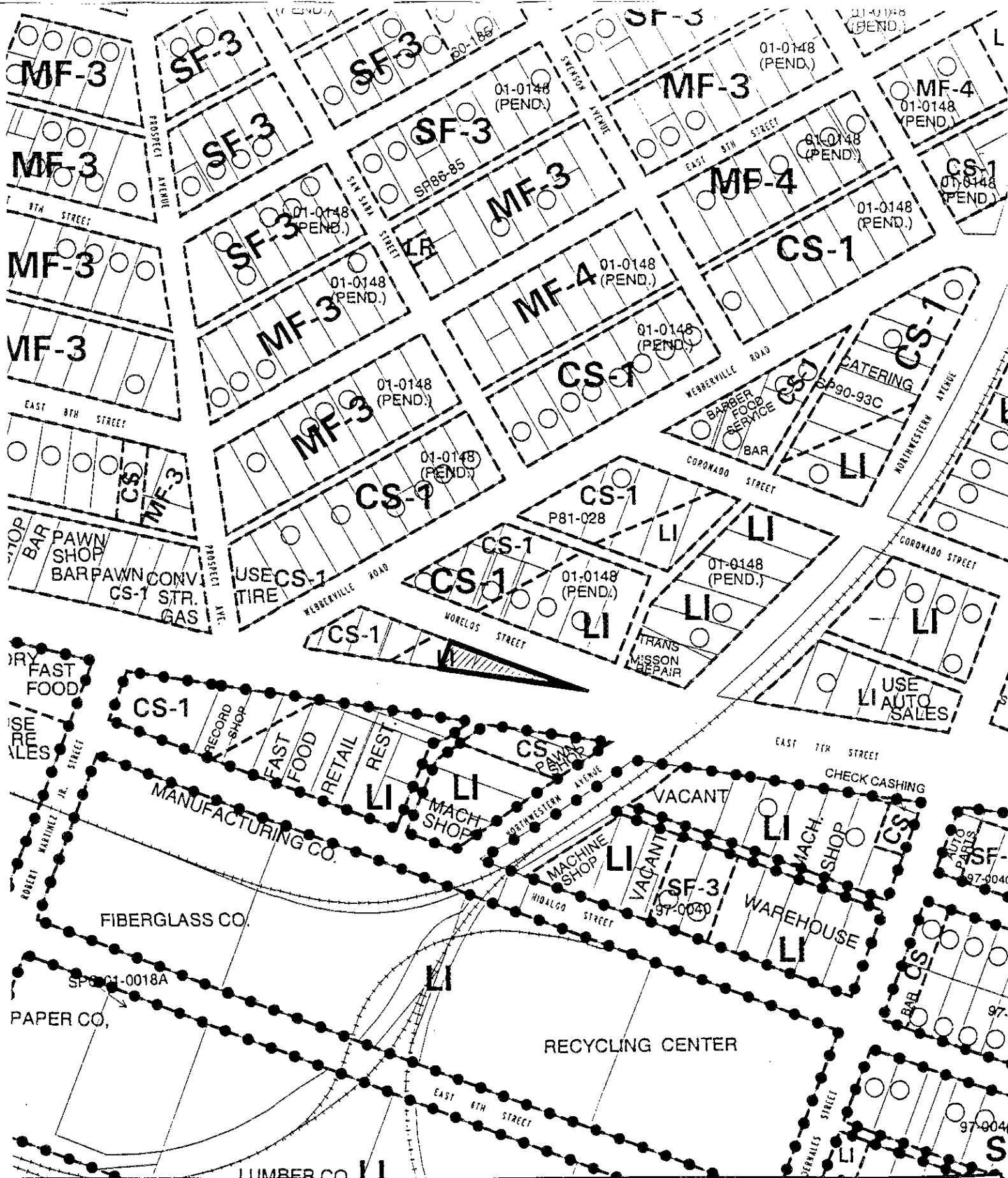






Sedora Jefferson
City Attorney

ATTEST:



Shirley A. Brown
City Clerk



 1" = 200'	SUBJECT TRACT		ZONING EXHIBIT A P31012 CASE #: C14-01-0148 ADDRESS: 2314 E.7TH ST. SUBJECT AREA (acres): N/A	CITY GRID REFERENCE NUMBER K21	
	PENDING CASE				DATE: 01-12 INTLS: TRC
	ZONING BOUNDARY				
	CASE MGR: S.GAGER				



CENTRAL EAST AUSTIN NEIGHBORHOOD PLANNING AREA
ZONING CHANGES - EXHIBIT A - page 2 of 2



City of Austin
 Neighborhood Planning &
 Zoning Department
 December 14, 2001

Case # C14-01-0148.004

- Parcels with Recommended Zoning Changes
- CEA Boundary